



PLANNING COMMISSION AGENDA

July 14, 2014

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the June 9, 2014 Planning Commission Meeting Minutes
Approval of the June 16, 2014 Planning Commission Workshop Minutes
Approval of the July 11, 2014 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC14-228FSU, Final Subdivision Plat, Value Place Hotel

The Applicant is requesting approval of a final subdivision plat for the resubdivision of Lot 7 into lots 7 and 7R. (NAC #10)(Marsh)

B. PC14-218FSU, Final Subdivision Plat, Cannon Hill Loft

The Applicant is a requesting approval of a final subdivision plat for the purposes of adding 13,420 square feet from Parcel 1 to Lot 2. (NAC #11)(Mark)

V. CONTINUANCES:

C. PC14-118FSI, Final Site Plan , Frederick Towne Center

The Applicant is requesting a 30 day continuance to the August 11, 2014 hearing.
(NAC #5)(Mark)

D. PC14-119FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Frederick Towne Center

The Applicant is requesting a 30 day continuance to the August 11, 2014 hearing.
(NAC #5)(Mark)

E. PC14-214MU, Master Plan, Bowersox Property

The Applicant is requesting approval a 30 day continuance to the August 11, 2014 hearing.
(NAC #4)(Reppert)

VI. MISCELLENOUS:

F. Planning Annual Report

Presentation of the 2013 Annual Report. (Love)

VII. OLD BUSINESS:

G. PC8-119ZMA, Zoning Map Amendment, 820 Motter Avenue

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to the conditions of approval previously attached to the rezoning of the subject property from R8, Medium Density Residential, to Mixed Use, MU-2.
(NAC #7)(Mark)

H. PC14-62MU, Master Plan, Sharpe's Mixed Use Building

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen of a master plan for 820 Motter Avenue for the construction of a 90,000 square foot, mixed use building containing 101 multifamily dwelling units and 9,333 square feet of nonresidential space (NAC #7)(Mark)

V. NEW BUSINESS:

I. PC14-224FSI, Final Site Plan, Value Place Hotel

The Applicant is requesting approval of a final site plan for a 124 room hotel on Ballenger Center Drive adjacent to Route 15 North. (NAC #10)(Marsh)

J. PC14-335FSI, Final Site Plan, Clubhouse at Overlook Manor

The Applicant is requesting approval of a final site plan to construct a 2,200 s.f. clubhouse at Overlook Manor in Section 2 of the Orchard Hill subdivision, located at the corner of Hill Street and Stillmeadow Place. (NAC #8)(Reppert)

K. PC14-124FSI, Final Site Plan, Spring Bank Lots 1-73

The Applicant is requesting approval of a final site plan for 73 townhome units in accordance with the mixed use, master plan for the subject property located northeast of Worman's Mill Road.

The Applicant is also requesting a waiver of the parkland dedication requirements per Section 608 of the Land Management Code (LMC), entitled, *Parks and Open Space*. (NAC #4)(Reppert)

L. PC14-216FSI, Final Site Plan, Cannon Hill Loft

The Applicant is requesting approval of a final site plan for 12 condominium/townhome units at 30-74 East All Saints Street.

The Applicant is also requesting a modification to Section 601, *Access Management*, and Section 607 of the Land Management Code (LMC), entitled *Parkland and Loading Standards* as well as a waiver of the parkland dedication requirements per Section 608, *Parks and Open Space*. (NAC #11)(Mark)

M. PC14-219MU, Master Plan, West Park Village

The Applicant is requesting a revision to the previously approved mixed use, master plan located at 5901 Old National Pike. (NAC #8)(Mark)

This is the first of two required public hearings.

N. PC14-265ZMA, Zoning Map Amendment, 7516 Hayward Road

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of the 1.54 acre parcel to apply the Institutional (IST) floating zone. (NAC #3)(M. Davis)

This is the first of two required public hearings.

O. PC14-267ZMA, Zoning Map Amendment, Sanner Property

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of a 3.02 acre portion of the Sanner Property located east of Walter Martz Road, south of the Tuscarora Creek PND, in order to apply the Institutional (IST) floating zone. (NAC #1)(M. Davis)

This is the first of two required public hearings.

P. PC14-269ZMA, Zoning Map Amendment, Hargett Farm

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of the Hargett Farm located south of Butterfly Lane, north of interstate 70, in order to apply the Institutional (IST) floating zone to a 12.12 acre parcel of the property and the Open Space (PRK) floating zone on the remaining 113 acres. (NAC #8)(M. Davis)

This is the first of two required public hearings.

Approved for release by Cyle for G. Dune on 7/7/14

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.